



LU 16-292724 CP ZC

Comprehensive Plan Map Amendment  
with Zoning Map Amendment  
5901 SE Belmont St.

STAFF PRESENTATION TO CITY COUNCIL

SEPTEMBER 21, 2017

# Summary of the Proposal

	Existing	Proposed
Comprehensive Plan Map Designation	Low-Density Multi-Dwelling	Neighborhood Commercial
Zoning Map Designation	R2, Multi-Dwelling Residential 2,000	CN1, Neighborhood Commercial 1

Comprehensive Plan Map and Zoning Map Amendments

**Proposal**

Zoning

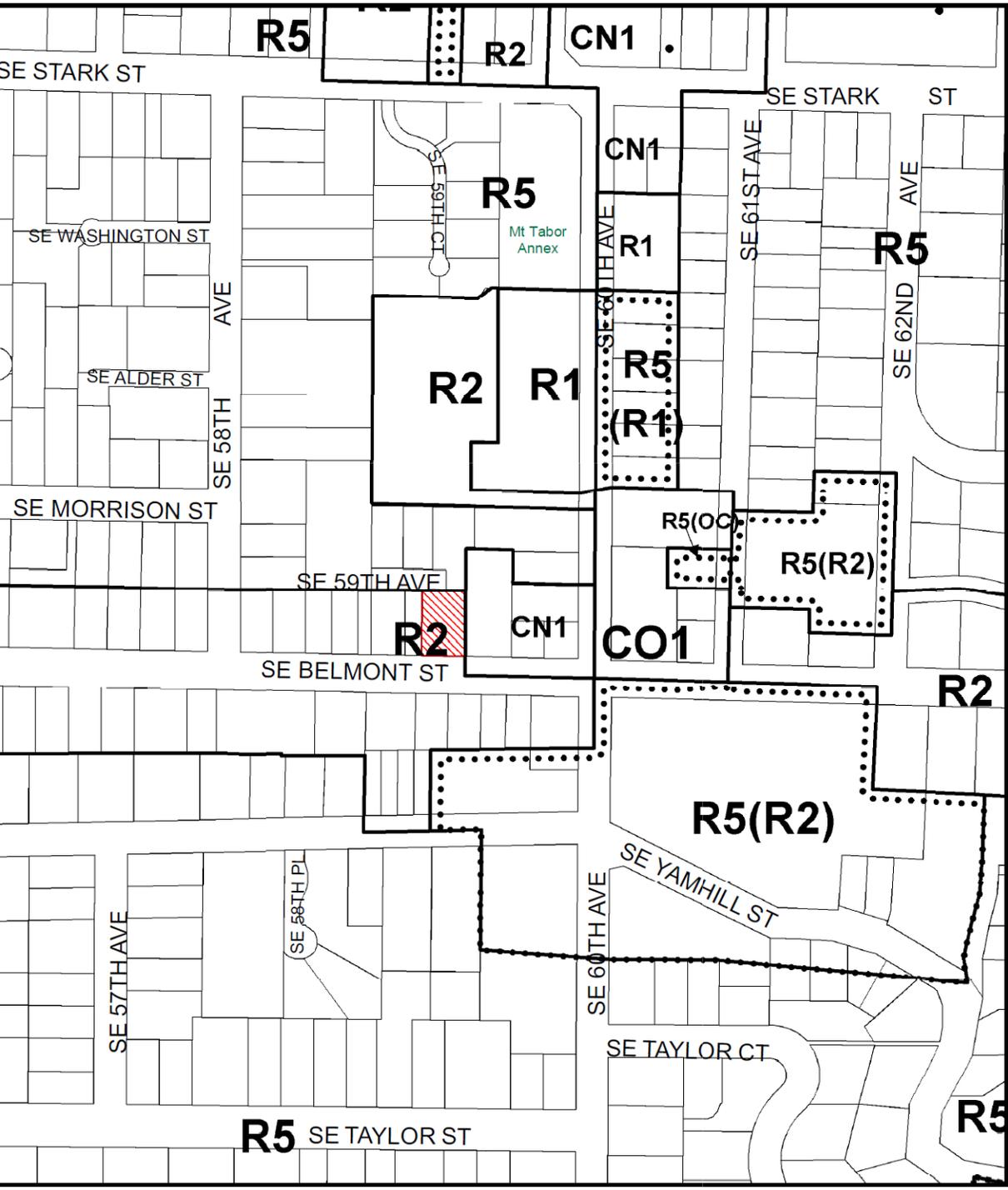
Photos/Context

Approval Criteria

Staff Recommendation

- ▶ Allowed uses in new zone: Office, Retail Sales and Service, Household Living, etc.





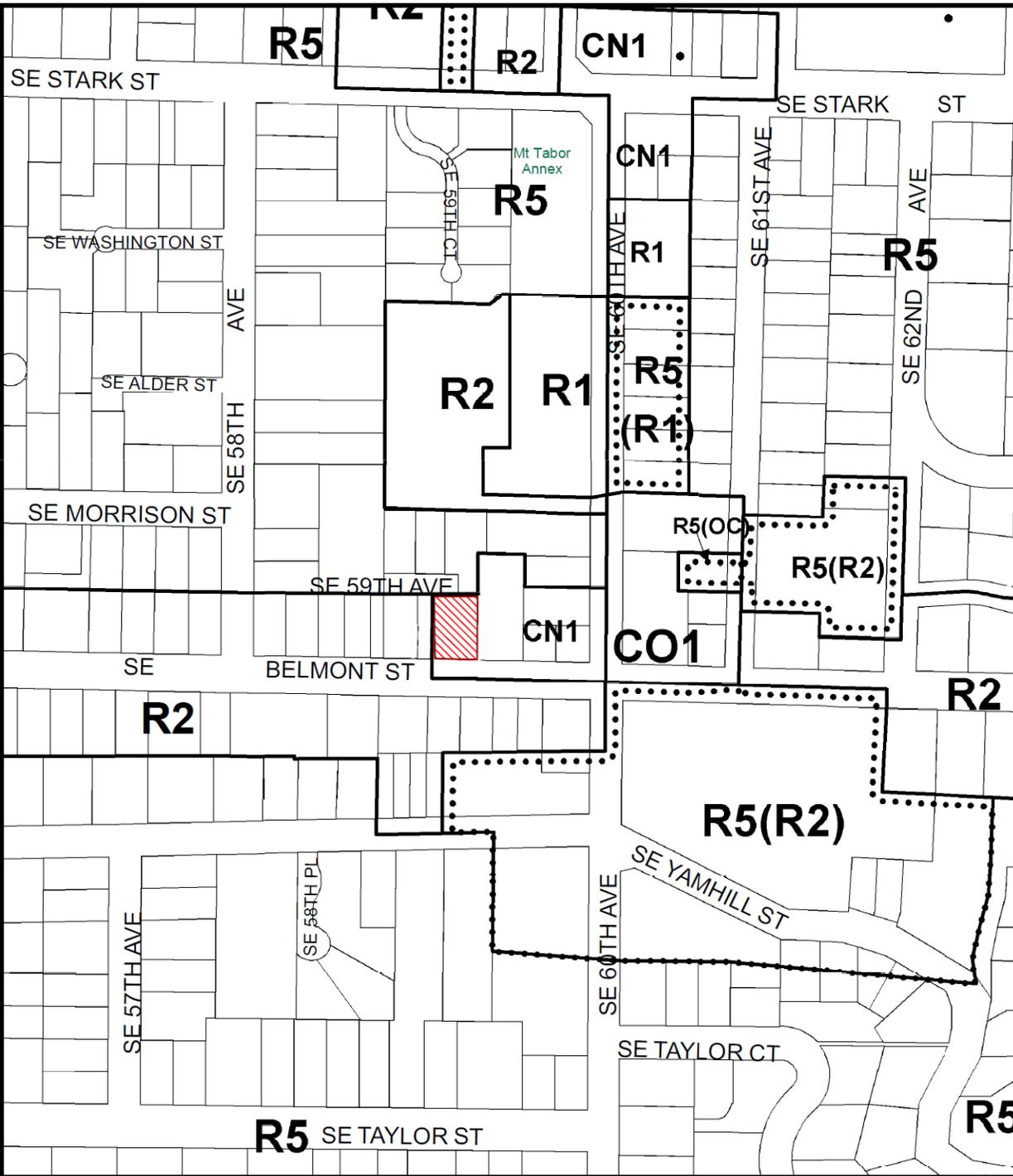
# Existing Zoning

- R2 zoning
- Adjacent to R2, R5, and CN1 zoning
- No overlay zoning
- Developed with single-dwelling residence
- Maximum density is 3 units

Comprehensive Plan Map and Zoning Map Amendments

- Proposal/Zoning
- Photos/Context
- Approval Criteria
- HO Recommendation





# Proposed Zoning

Comprehensive Plan  
Map and Zoning Map  
Amendments

- CN1
- Neighborhood Commercial Comp Plan designation
- Variety of allowed uses

- Proposal/Zoning**
- Photos/Context
- Approval Criteria
- HO Recommendation





# Aerial View



## Comprehensive Plan Map and Zoning Map Amendments

- Proposal/Zoning
- Photos/Context**
- Approval Criteria
- HO Recommendation





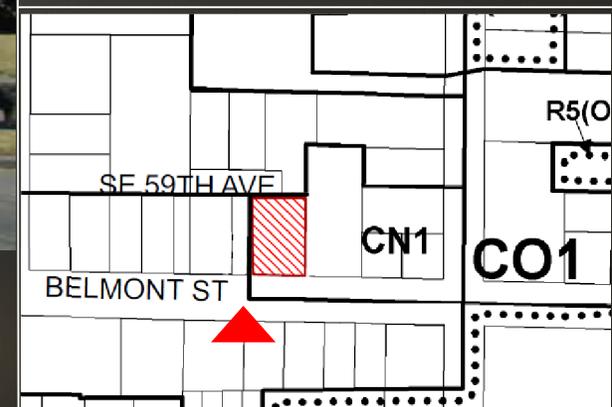
# Comprehensive Plan Map and Zoning Map Amendments

Proposal/Zoning

**Photos/Context**

Approval Criteria

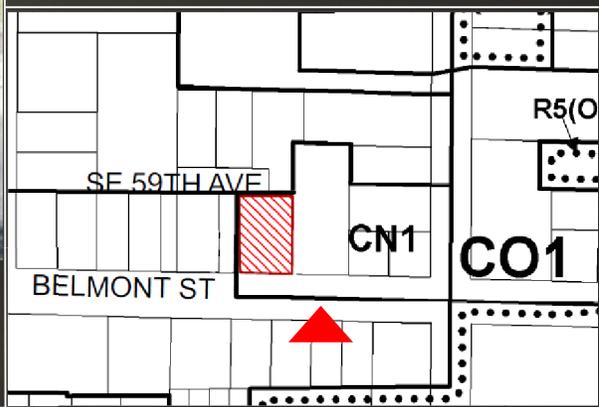
HO Recommendation





# Comprehensive Plan Map and Zoning Map Amendments

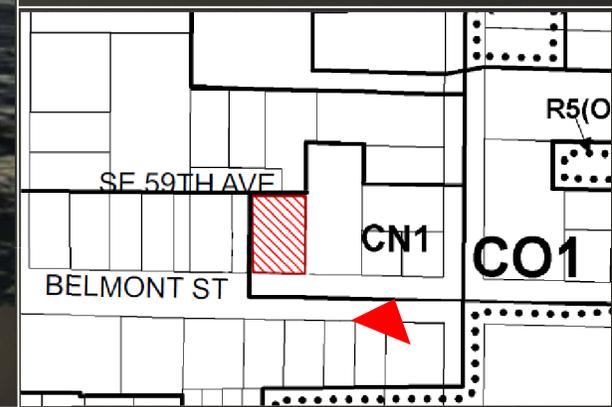
- Proposal/Zoning
- Photos/Context**
- Approval Criteria
- HO Recommendation





# Comprehensive Plan Map and Zoning Map Amendments

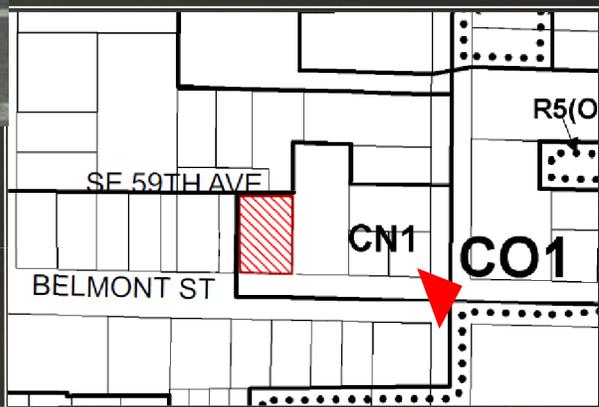
- Proposal/Zoning
- Photos/Context**
- Approval Criteria
- HO Recommendation

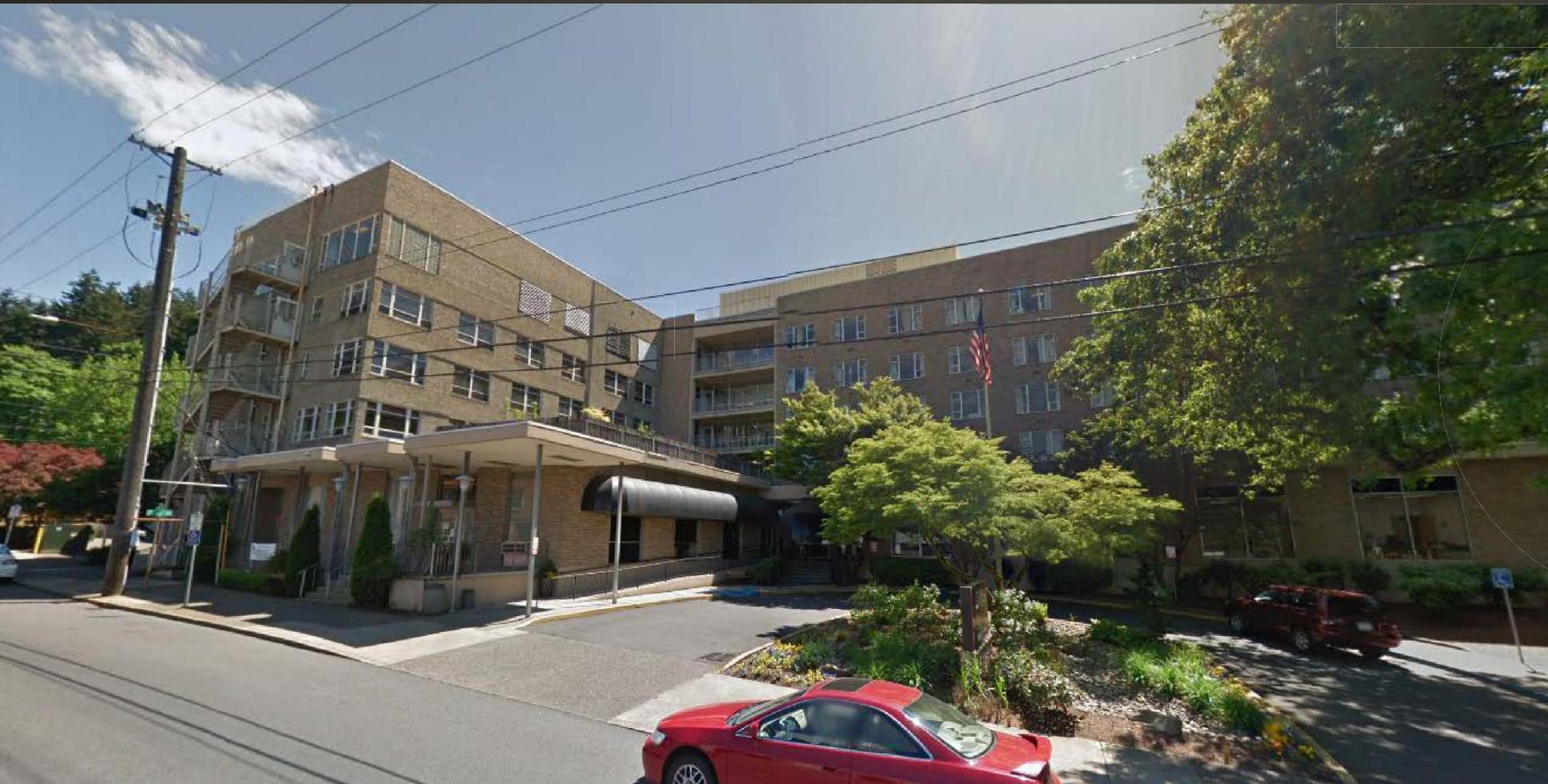




# Comprehensive Plan Map and Zoning Map Amendments

- Proposal/Zoning
- Photos/Context**
- Approval Criteria
- HO Recommendation





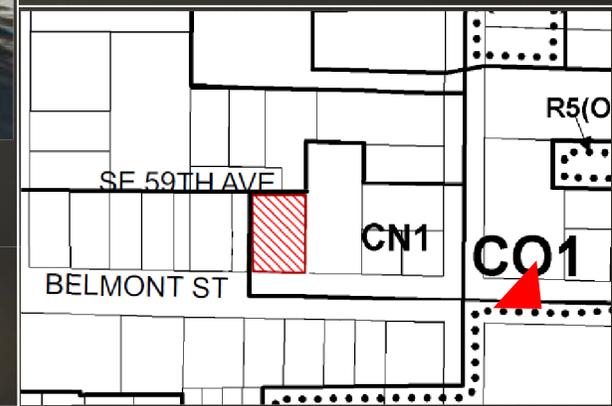
# Comprehensive Plan Map and Zoning Map Amendments

Proposal/Zoning

**Photos/Context**

Approval Criteria

HO Recommendation



# Approval Criteria

33.810.050 Comprehensive Plan Map  
Amendment

33.855.050 Zoning Map Amendment

Comprehensive Plan  
Map and Zoning Map  
Amendments

Proposal/Zoning

Photos/Context

**Approval Criteria**

HO Recommendation



# Approval Criteria

## 33.810.050.A Comprehensive Plan Map Amendment

1. On balance, the proposal is equally or more supportive of the Comprehensive Plan as a whole than the old designation.

Comprehensive Plan  
Map and Zoning Map  
Amendments

Proposal/Zoning

Photos/Context

**Approval Criteria**

HO Recommendation



# Approval Criteria

## 33.810.050.A Comprehensive Plan Map Amendment

1. On balance, the proposal is equally or more supportive of the Comprehensive Plan as a whole than the old designation.
  - Proposal is, on balance, more supportive of Comprehensive Plan goals and policies;
  - Proposal is supportive of the policies of Metro's Urban Growth Management Functional Plan

Comprehensive Plan  
Map and Zoning Map  
Amendments

Proposal/Zoning

Photos/Context

**Approval Criteria**

HO Recommendation



# Approval Criteria

## 33.810.050.A Comprehensive Plan Map Amendment

2. The proposal is consistent with the Statewide Land Use Planning Goals;

Comprehensive Plan Map and Zoning Map Amendments

Proposal/Zoning

Photos/Context

**Approval Criteria**

HO Recommendation



# Approval Criteria

## 33.810.050.A Comprehensive Plan Map Amendment

3. The requested change will not result in a net loss of potential housing units;

Comprehensive Plan Map and Zoning Map Amendments

Proposal/Zoning

Photos/Context

**Approval Criteria**

HO Recommendation



# Approval Criteria

## 33.810.050.A Comprehensive Plan Map Amendment

3. Must demonstrate that the requested change will not result in a net loss of potential housing units;

“No net loss” for housing criterion requires mitigation for 3 dwelling units.

Criterion met through an agreement with owner of affordable housing development offsite on a property elsewhere in SE Portland in the EX zone; 3 units designated as mitigation for the loss of potential housing units on the subject site.

Comprehensive Plan Map and Zoning Map Amendments

Proposal/Zoning

Photos/Context

**Approval Criteria**

HO Recommendation



# Approval Criteria

## 33.855.050.A Zoning Map Amendment

### A. Compliance with the Comprehensive Plan Map

1. If more than one corresponding zone, demonstrate the proposed zone is most appropriate.

Comprehensive Plan  
Map and Zoning Map  
Amendments

Proposal/Zoning

Photos/Context

**Approval Criteria**

HO Recommendation



# Approval Criteria

## 33.855.050.A Zoning Map Amendment

### A. Compliance with the Comprehensive Plan Map

1. If more than one corresponding zone, demonstrate the proposed zone is most appropriate.

**CN1 versus CN2:** Both designed for small sites compatible with scale of surrounding residential areas.

**Primary difference:** CN2 designed to be auto-oriented and located in less dense or developing residential neighborhoods.

**Most appropriate:** CN1

Comprehensive Plan  
Map and Zoning Map  
Amendments

Proposal/Zoning

Photos/Context

**Approval Criteria**

HO Recommendation



# Approval Criteria

## 33.855.050.A Zoning Map Amendment

### B. Adequate Public Services

Comprehensive Plan  
Map and Zoning Map  
Amendments

Proposal/Zoning

Photos/Context

**Approval Criteria**

HO Recommendation



# Approval Criteria

## 33.855.050.A Zoning Map Amendment

### B. Adequate Public Services

- Police and fire protection
- Water supply and capacity
- Stormwater and sanitary systems
- Transportation system

Comprehensive Plan  
Map and Zoning Map  
Amendments

Proposal/Zoning

Photos/Context

**Approval Criteria**

HO Recommendation



# Public Testimony

- No written responses to public notice.
- No testimony at Hearings Office hearing.
- **Mt. Tabor Neighborhood Association letter of support:**
  - Residential density is increasing in the neighborhood, but the supply of land and buildings for local services has not kept up.
  - Neighborhood appreciates convenient access to small commercial nodes and neighborhood services provided therein.
  - Location between CN1-zoned property and private street means it is not a good candidate for redevelopment consistent with R2 zone.

Comprehensive Plan  
Map and Zoning Map  
Amendments

Proposal/Zoning

Photos/Context

**Approval Criteria**

HO Recommendation



# Comprehensive Plan Map Amendment and Zoning Map Amendment LU 16-292724 CP, ZC

Conditional Use &  
Adjustment Review

Proposal

Zoning

Plans

Photos/Context

Approval Criteria

**Staff Recommendation**

Hearings Officer Recommendation:  
Approval, no conditions

